

BH

PONTIAC - ELEV 1  
 LEFT HAND - Brick Wrap  
 GARDEN BSMT - 9' Walls  
 3 CAR - Side Entry  
 Sunroom, Fireplace

Gar. FFE = 879.0  
 1st Flr FFE = 880.8  
 TOW = 879.8  
 Bsmt FFE = 871.0  
 Gard. Window = 875.0  
 Drive Slope = 5.4%

"BASE HOUSE STANDARD FEATURES"

8' FULL BASEMENT  
 3 CAR SIDE ENTRY GARAGE  
 5'X7' DECK

"SELECTED FEATURES"

9' GARDEN BASEMENT  
 BRICK WRAP  
 SUNROOM  
 FIREPLACE



Assumed North  
 Scale: 1" = 40'

Note:

Minimum Front Yard - 25'  
 Minimum Side Yard - 5'  
 Minimum Between Residences - 18'  
 Minimum Rear Yard - 25'

\* IN FOR PERMIT \*  
 LH 2/13/15

LOT # 52  
 ±24,728 SF  
 PAD 879.0 PER PLAN  
 MFFE 878.5 PER PLAN

PREVIOUSLY APPROVED

EXISTING  
 SCREENED  
 PORCH

RETAINING  
 WALL 5'  
 DUE  
 variance  
 request  
 10' Setback  
 Variance  
 Request

Note:

Retaining system for grading  
 may be necessary for garden  
 basements.

XX.X = Proposed Grade  
 — = Drainage Flow  
 ← = Overflow Route

\* Conc Flatwork Sq. Ft = ±1644  
 Public Walk Sq Ft = ±246  
 Sod Sq Yds = ±224  
 Seeding Sq Ft = ±18124  
 \* (Drive, Apron, 3' Walk, Patio, Stoops)  
 (PORCH NOT INCLUDED)

Flood Hazard Note:

Lot Number 52 lies within Flood Hazard Zone "X" per the  
 scaled location on the Flood Insurance Rate Maps for  
 Hamilton County, Indiana (Community Panel #18057C0120G,  
 dated November 19, 2014).

Note:

This document has been prepared for the benefit of the parties  
 indicated hereon, for the express use of obtaining a residential  
 building permit.

Note:

Contractor should verify site specific information depicted  
 hereon with the approved construction plans for this  
 development in regards to sidewalk and handicap ramp  
 placement, widths, and construction. Contractor should verify  
 site specific information in regards to erosion control  
 placement and materials. Also, Contractor should reference  
 Architectural plans for foundation orientation and dimensions.

The contractor/owner should verify existing conditions prior to  
 construction. Any varying field conditions or any discrepancy  
 with the information contained hereon should be immediately  
 reported to COOR Consulting & Land Services, Corp.; failure  
 to do so would result in the contractor/owners assumption of  
 liability.

Note:

Unless otherwise stated hereon, no information pertaining to but not  
 limited to, fluctuating water tables elevations, soil types, and  
 conditions within the building areas of this development have been  
 provided and/or referenced on said documents. With the exception

